

**UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF NEW YORK**

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CCO CONDO PORTFOLIO (AZ) JUNIOR
MEZZANINE, LLC,

Plaintiff,
-against-

21 CIVIL 2508 (ER)

JUDGMENT

ZIEL FELDMAN and HFZ CAPITAL GROUP LLC,

Defendants.

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It is hereby **ORDERED, ADJUDGED AND DECREED:** That for the reasons stated in the Court's Opinion & Order dated February 14, 2024, considering the entire process as a whole, the Court concludes that the January 7 sale was commercially reasonable. CCO Condo is entitled to the following damages from Defendants: \$86,350,220.27 for the amounts due under the guaranties and for attorney fees and costs incurred through summary judgment, see CCO Condo, 2022 WL 3867910, at *6, as well as \$732,858.40 for attorney fees and costs incurred since summary judgment, see Doc. 47 Paragraph 240. CCO Condo is also entitled to prejudgment interest at the rate of 9% on only the amounts due under the guaranties (\$86,042,036.29) from April 22, 2021, until the date judgment is entered, in the amount of \$21,809,888.21. See Pl.'s Trial Ex. 1 Paragraph 69 & n.6; accordingly, the case is closed.

Dated: New York, New York

February 14, 2024

RUBY J. KRAJICK

CERTIFIED AS A TRUE COPY ON

THIS DATE 5/8/2024

BY K. mango
(Clerk
 Deputy

Clerk of Court

BY: K. mango

Deputy Clerk

ABSTRACT OF JUDGMENT

Re: CCO Condo Portfolio (AZ) Junior Mezzanine, LLC v. Ziel Feldman & HFZ Cap. Grp LI

Case Number: 1:21-cv-02508-ER

| Name(s) and Address(es) of Parties against whom Judgment(s) have been obtained | Name(s) and Address(es) of Parties in whose favor Judgment(s) have been obtained |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Ziel Feldman 11 East 68th Street Apartment PHW New York, NY 10065 HFZ Capital Group LLC 600 Madison Avenue, 15th Floor New York, NY 10022 | CCO Condo Portfolio (AZ) Junior Mezzanine, LLC c/o CIM Group 2398 East Camelback Road 4th Floor Phoenix, AZ 85016 |

| Amount of Judgment(s) | Name(s) and Address(es) of Attorney(s) | Entry Date of Judgment(s) |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| \$83,350,220.27, plus \$732,858.40 for attorneys' fees and costs, plus prejudgment interest totaling \$21,809,888.21. Total: \$108,892,966.88 | Attorneys for Ziel Feldman and HFZ Capital Group LLC Yehuda David Scharf David Eric Ross Jay R. Speyer Morrison Cohen LLP 909 Third Avenue New York, NY 10022 Attorneys for CCO Condo Portfolio (AZ) Junior Mezzanine, LLC Gary J. Mennitt Patrick N. Andriola Dechert LLP 1095 Avenue of the Americas New York, NY 10036 | February 14, 2024 |

**UNITED STATES OF AMERICA,
CLERK'S OFFICE U.S. DISTRICT COURT FOR THE
SOUTHERN DISTRICT OF NEW YORK**

I CERTIFY that the foregoing is a correct Abstract of the Judgment

Dated: New York , New York

May 8, 2024

RUBY J. KRAJICK, Clerk of Court

E. Mangano

By, Deputy Clerk

